



311 N. Henson St. Lake City, Colorado 81235 970-944-2225 www.hinsdalecountycolorado.us

October 26, 2020

Environmental Protection Agency Region 8

ATTN: Melisa Devincenzi

1595 Wynkoop Street

Denver, CO 80202-1129

Via email: Devincenzi.Melisa@epa.gov

Dear Ms. Devincenzi,

Following a traumatic 2019 filled with disaster declaration due to avalanches and potential flooding, 2020 has continued handing challenges to Hinsdale County. Despite these issues, we are enthused to present this combined application for the EPA Brownfield Community Wide Assessment Grant for \$300,000. Our application includes responses to all threshold and ranking criteria as described within the application materials. Hinsdale County will use the requested funds to support assessment of and planning for brownfield projects with a goal of increasing the community's resiliency – both environmental and economic.

First, this funding will allow us to explore environmental solutions to **maximize economic resiliency of one of our premier brownfield sites – the Ute Ulay Mine**. Using our prior studies, we look to bridge environmental and economic planning disciplines to develop strategies that will advance efforts to reuse the site. We will also look to **reduce threats presented by avalanches impacting other mine sites**, which could push contaminants into our water system and impact our citizens' health, welfare, and our environment. Finally, we will **assess other sites to help create new jobs** and to increase tax base; eliminate blight; and stimulate our economy, thereby achieving resiliency.

Located in southwest Colorado, between Gunnison and Montrose, the Hinsdale County is one of the most remote places in the lower 48 states. While the year-round population for Hinsdale County is less than 800, the summer population swells to 2,500 as second homeowners arrive. Visitors also frequent the area, with an estimated 133,000 travelers passing the Ute Ulay annually on the Alpine Loop jeep trail. While the target of the grant is Census Tract 9731, our focus is on mining sites near avalanche sites in the County.

With an economy dependent upon tourism, our linkages with the outside world are critical to the financial stability of Hinsdale County. In 2019, 107 avalanche events were triggered as a result of heavy snowfall. A Hinsdale County emergency was declared from March 12, 2019, until April 4, 2019. Evacuation of several neighborhoods was ordered. Yet another emergency declaration was made by the State of Colorado on May 8, 2019 for potential flooding and debris flow. With lives hanging in the balance, the financial prospects of residents were greatly impacted. In 2020, the Covid-19 pandemic deal a second year's blow to our tourism economy, with limited travel impacting our community's revenues. **Our goal is to identify how we can work with our environment to minimize future threats, while increasing economic diversity.** We see brownfield sites like the Ute Ulay as providing opportunities for resiliency – if we can effectively marry

strategies for financially viable reuse with environmental solutions. While we can't stop nature from charging at us unexpectedly, we can be prepared to pivot and become more resilient.

IV.D.1. Applicant Identification :

Hinsdale County, 311 Henson Street, PO Box 277, Lake City, CO 81235-0277

IV.D.2. Funding Requested

IV.D.2.a. Assessment Grant Type Community-wide

IV.D.2.b. Federal Funds Requested: \$300,000

IV.D.3. Location Hinsdale County, Colorado

IV.D.4. Property Information for Site-Specific Proposals N/A

IV.D.5. Contacts

(a) Project Director:

Sandy Hines, County Administrator

Hinsdale County

311 Henson Street

PO Box 277, Lake City, CO 81235

administrator@hinsdalecountycolorado.us

970.944.2225

(b) Highest Ranking Elected Official

Susan Thompson, Chair

Hinsdale County Board of Commissioners

311 Henson Street

Box 277, Lake City, CO 81235

district3@hinsdalecountycolorado.us

970.944.2225

IV.D.6. Population

Total Population, Hinsdale County – 820, Lake City – 394. (2019 Census Estimate.)

IV.D.7. Other Factors Checklist Please identify which of the below items apply to your community/proposed project. **If none of the Other Factors are applicable to your community/proposed project, please provide a statement to that effect.**

Other Factors	Page #
Community population is 10,000 or less.	1
The applicant is or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	1
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them)	1
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	3
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	9

8. Letter from the State or Tribal Environmental Authority: Please See Attached.

Sincerely,

Susan Thompson, Chair

Hinsdale County Board of Commissioners

October 26, 2020

Environmental Protection Agency Region 8
ATTN: Melisa Devincenzi
1595 Wynkoop Street
Denver, CO 80202-1129

RE: Hinsdale County - Community Wide Assessment and Planning Grant Proposal

Dear Mr. Heffernan:

I am writing to express our support of the Brownfields Assessment Grant application for Hinsdale County, Colorado. The Colorado Department of Public Health and Environment (CDPHE) has previously supported Hinsdale County in their efforts to address contamination and identify redevelopment opportunities at the Ute Ulay, Rose Lime Kiln, Gladiator, Golden Fleece and 30-Mile Resort sites. CDPHE believes this proposal, as part of the County's continuing transition to an economy based on heritage tourism and outdoor recreation, an award providing for area wide planning effort and county wide assessments, will enable Hinsdale County take the past environmental successes at the Ute Ulay and bring into an appropriate reuse, combined with nearby sites being assessed for potential redevelopment hinged on heritage tourism and outdoor recreation. Furthermore, funding provided by this grant is critical to help answer questions regarding potential contamination at previously non-characterized sites which have potential for brownfield redevelopment.

The proposed project will support EPA's current efforts in economic redevelopment and environmental cleanup by addressing known sources of contamination and helping Hinsdale County identify and prepare a number of catalyst sites for reuse and redevelopment. If additional resources are necessary to complete or supplement activities outlined in this proposal, CDPHE has the ability to provide funding for Brownfields cleanup through the Colorado Brownfields Revolving Loan Fund and the State of Colorado Brownfields (H.B. 1306) program. The State of Colorado also offers a State Income Tax Credit for Remediation of Contaminated Land that can provide additional resources for cleanup activities. CDPHE has informed the County of the availability of these resources and can assist with the application process if requested.

In summary, we feel the proposed project is a vital component of the County's efforts to reposition its economy. As such, and due to our past collaboration with the County at the Ute Ulay and Rose Lime Kiln sites, we fully support their continuing efforts to identify and address potential environmental hazards that currently impede redevelopment of several properties within the County.

Sincerely,



Mark Rudolph
CDPHE Brownfields Coordinator
Hazardous Materials and Waste Management Division
cc: Sandi Hines, Hinsdale County Administrator

IV.E Narrative/Ranking Criteria

IV.E.1.a Target Area and Brownfields (15 points)

IV.E.1.a.i. Background and Description of Target Area (5 points)

Located in the heart of the beautiful San Juan Mountains, Hinsdale County's roots are in mining and tourism (helped by our five, 14,000-foot peaks.) Lake City, population 394, is the County seat and only incorporated town in Hinsdale county which has a total county population of 820 (US Census Estimate 2019). Lake City was incorporated in 1873 following the discovery of gold, silver and lead deposits, which led to the creation of the Ute Ulay Mine, located south of town. The mining company built the Hidden Treasure dam on Henson Creek to provide water, and later power, in support of mining operations. The mine was profitable through the late 19th century and early 20th century. The town grew with the mining industry, the population peaking at around 5,000 people in the later 19th century.

By the early 1900s, as the mine's profitability declined, the town began a slow transition to a tourist economy accelerated by the advent of rail lines and later by new state highways, which connected the mountains with the more populous regions to the east. In 1973 the Hidden Treasure dam burst which sent mine tailings into the community's drinking water system and causing massive fish die-off and contamination concerns. Mining activity continued at the Ute Ulay until it closed in the 1980s. The economy was devastated as well-paying jobs declined as families had to move elsewhere, resulting in a crippling loss of business and vacant buildings. The site fell into disrepair, growing as an attractive nuisance to tourists and local kids eager to explore the derelict buildings, despite the contaminated mine tailings. In 2011, the linkage between environmental concerns and avalanches was clearly demonstrated when a snow slide came down from Treasure Mountain and backed up **Henson Creek** upwards of 35 feet against a significant pile of contaminated tailings. Although the water was naturally and safely released in 2011, this back-up of water against the tailings spotlighted the site's hazards and caused urgency to assessing sites around the County. In 2019, avalanches threatened the environment and economy of the region again as 107 avalanche events were triggered following a heavy snowfall. Tailing piles at the Golden Fleece and Gladiator Mines were nearly swept into the Gunnison River by avalanches. A Hinsdale County emergency was declared from March 12, 2019, until April 4, 2019. Evacuation of several neighborhoods was ordered, with additional emergency declarations issued May 8, 2019 for potential flooding and debris flow. The avalanches pushed debris into the area waterways, which combined with the large volume of snow, led to extensive flooding during the spring runoff. Over 17,000 sandbags were filled by area residents.

This series of events snapped the community into the realization that area Brownfields must be assessed to take proactive steps to ensure that future natural hazards cannot magnify manmade brownfields, threatening the health of Hinsdale County residents.

IV.E.1.a.ii. Description of the Priority Brownfield Site(s) (10 points)

Our brownfields are focused on areas of Hinsdale County where avalanches and other natural hazard threats overlap to menace the environmental and economic health of county residents.

Ute Ulay Mine: Although this site has been the subject of extended brownfield activities, the Ute Mine has continued to present a challenge to the health and wellbeing of Lake City. Following a state-funded Targeted Brownfield Assistance grant in 2011 and a subsequent Phase II in 2012, elements of the site were addressed by capping a tailings pile to protect **Henson Creek** watershed. Additional activities included a Voluntary Cleanup in 2012, asbestos and lead paint removal, and additional capping activities in 2017. The site is now ready for reuse; however, the County has lacked the resources to explore and develop an **integrated environmental and economic area wide plan**. A portion of the grant funds will be used to create a reinvestment and redevelopment strategy for the Ute Mine site. Utilizing the Health Consultation Study completed by CDPHE in 2013, the County will identify reuse opportunities and strategies to minimize threats residents due to lead contamination in the soil left in place. The County also intends to collaborate with the

Avalanche Information Center to map potential tailings intersect with snow chutes along area watersheds.

The Gladiator and Golden Fleece Mines, located on the Lake Fork of the Gunnison River upstream from Lake City, are also troubling. In 2019, avalanche events were feared to have the possibility of bringing down tailings piles into the Lake Fork of the Gunnison River, and driving contamination including lead, chromium, asbestos, arsenic, cadmium and mercury into Lake City's primary drinking water source. In a stroke of good luck amid disaster, the avalanches missed the bulk of these mine sites. However, we wish to collaborate with willing private owners to analyze Hinsdale County's inholdings, avalanche chutes and mine tailings to prevent exposure of our residents and wildlife to dangerous contamination.

Rose Lime Kiln property, located adjacent to **Henson Creek** on the Alpine Loop Backcountry Byway, was purchased by the Hinsdale County Historical Society through grants from the BLM and State Historic Fund in 2019. Potential environmental concerns include particulate matter which contains a high concentration of elements such as alkali metals, halogens, and sulfur. A Phase I Targeted Brownfield Assessment has been completed, with limited concerns identified. Under this assessment grant, we will explore reuse options including trails and interpretive signs for this backcountry site.

30-Mile Historic Resort is a property below the Rio Grande Reservoir along the banks near the headwaters of the Rio Grande River that includes 12 rustic cabins and a general store / manager's quarters. Part of our Area Wide Planning will evaluate whether any avalanche chutes in the vicinity have the potential to intersect mine tailings, thereby impacting the safety of redevelopment at the Resort. Additionally, we will assess whether the individual cabin heating oil tanks have caused environmental contamination from overflows or tank leaks, while redevelopment planning will assist with envisioning reuse of the site.

Sportsman's Garage - 173 S. Gunnison Avenue located in the Gunnison River watershed is being considered for reuse. However, the potential for petroleum contamination on this property from use as a gas station and mechanic shop. Several other **Fueling and Repair Stations** exist in the watershed that also need assessed to evaluate potential releases and threats to public drinking water sources.

Additional sites that need inventorying have been identified from 1902 Sanborn Fire Maps, including the **Lake City Gold and Silver Extracting Company**, the **Charles Schaeffer's Sampling Works**, and the **Hinsdale Electric Light & Power Company**. Each of these historic sites are located adjacent to the Lake Fork of the Gunnison River.

IV.E.1.b. Revitalization of the Target Area (15 points)

IV.E.1.b.i. Reuse Strategy and Alignment with Revitalization Plans (10 points)

Our reuse vision for our priority sites is in alignment with revitalization plans. For the Ute Mine, we are seeking a strategy to drive productive economic use and job creation. Utilizing prior concepts, we will use Area Wide Planning to help devise a sustainable approach to reuse. This strategy is supported by the **Hinsdale County and Lake City Community Plan 2018** identified the following goal: "Support and maintain the community's existing economic base and encourage development of a more diversified, year-round economy consistent with other community goals." Economic development and reuse of the Ute Ulay site has been a subject of discussion for many years. Stemming from these discussions, application for an EPA Brownfield Grant was recommended in the **2018-2020 Strategic Plan** by the Downtown Improvement and Revitalization Team (DIRT) and approved in the 2020 Grants Path of Hinsdale County. Analysis of avalanche chutes in the area will help guide our overall reuse strategy. Redevelopment of the Ute Site would help to address one of Lake City's broader goals of becoming more economically resilient. Transitioning the property from its origins, extracting raw materials into a space that adds value through craft manufacturing and education (in the form of artisan workshops), will broaden the audience of visitors beyond outdoor adventure-seekers.

Although the Gladiator and Golden Fleece Mines do not currently have a reuse strategy, they would

be part of our Area Wide Planning effort to identify reuse options. Revitalization and insulation from future public health hazards stemming from avalanches is supported by the **Hinsdale County Hazard Mitigation Plan 2019 (HCHMP)**. Specifically, Objective 3.3: states a goal to “Reduce the potential impact of natural and human-caused disasters on the County’s economy.” Environmental assessment and redevelopment planning will help to enhance the County’s future while building a framework for resiliency from natural hazards. The **HCHMP** noted the Rose Lime Kiln was impacted by an avalanche in 2019. Reuse planning for this site will aid in encouraging tourism to the area. Additionally, environmental assessment and Area Wide Planning for 30-Mile Ranch would help to identify productive reuse strategies in line with the **2018 Community Plan**.

The reuse vision for the Sportsman’s Garage has been described in the **Lake City Recording Studio Feasibility Study 2020**. This plan recommended reuse of the Sportsman Garage site. Under new ownership, we will work with the current owners to validate the vision and explore a path forward. This project also aligns with the economic development goals of the **Hinsdale County and Lake City Community Plan 2018** by adding an economic driver that extends year-round.

The assessment and redevelopment planning for these brownfield sites will support several goals identified in the existing County-wide and local community goals including diversification of the economy and minimization of human and natural caused disasters.

IV.E.1.b.ii. Outcomes and Benefits of Reuse Strategy (5 points)

Outcomes from the assessment grant will help to advance historic preservation of mining structure around Ute Ulay, while increasing opportunities for jobs and sales taxes. Our initial vision includes transformation the Ute Mine into a “Maker’s Camp” where artisans develop goods for sale. This activity could help to capitalize on the estimated 133,000 travelers who pass by the site during the summer tourism season, via the Engineer’s Pass jeep road (BLM Estimate, 2018.) This road connects with the countywide **Opportunity Zone (OZ)** in neighboring San Juan County and will increase regional tourism and economic activity. (San Juan County is the nearest OZ to Hinsdale County, approximately 13-miles from Lake City.) **Due to the site’s distance from utilities, we anticipate exploring the potential for renewable solar energy to power reuse activities.** Additional redevelopment efforts focused at the 30 Mile Historic Resort will aid in transforming this abandoned property into a productive economic attraction in the County. Each of these properties have historic buildings that could be sustainably reused rather than watch the structures gradually decay into attractive safety nuisances to area children and tourists. Due to 96% of land in the County being publicly owned (and non-taxable), increasing tax revenues on all available properties is critical to increasing the local and regional economy. Reuse strategies for the Golden Fleece and Gladiator Mines will help identify how the sites can be insulated from avalanches to minimize threats to the Gunnison River. Activation of these sites, potentially leveraging proximity to Lake San Cristobal, would enhance the taxable value of the land while driving investment. Reuse strategy for the Sportsman’s Garage beyond the current convenience store use would help expand economic activity to year-round, diversifying the economy and activate a vacant building and underutilized site. An estimated 10,000 additional visitors are projected to visit the facility, generating spin-off jobs and sales tax revenue for the County. (Lake City Recording Studio Feasibility Study 2020.) We expect that additional tourism and beneficial sales tax outcomes would also result from reuse of the Rose Lime Kiln and 30-Mile Ranch properties as well.

IV.E.1.c. Strategy for Leveraging Resources (15 points)

IV.E.1.c.i. Resources Needed for Site Reuse (10 points)

The activities described in the grant will help to trigger availability of additional resources to aid in remediation and reuse of priority sites, which the County has a track record of maximizing. A small tailings area of the Ute Ulay site was capped recently using \$79,000 of private and public funds, in addition to \$1.4 million of EPA/BLM funds used to cap and stabilize a contaminated tailings pile. Through discussions with our state brownfield office, CPDHE has the ability to provide funding for Brownfields cleanup through the Colorado Brownfields Revolving Loan Fund and the State of Colorado Brownfields (H.B. 1306) program. The State of Colorado also offers a State Income Tax

Credit for Remediation of Contaminated Land that can provide additional resources for cleanup activities. The County's Main Street program, Lake City DIRT, is a Graduate level program, with access to an annual block grant to the community. This program has previously been used to help explore remediation of the Ute Ulay and create a feasibility study for a Recording Studio and Music Venue in the Sportsman's Garage. These funds are available to provide technical assistance and planning consulting should additional reuse planning information be necessary. We have also identified options to implement tax increment financing to aid future development. Additionally, due to disaster declarations associated with avalanches in 2019, the County is pursuing FEMA and other federal grants to address resiliency and economic sustainability.

IV.E.1.c.ii. Use of Existing Infrastructure (5 points)

Reuse strategies and assessments will help Hinsdale County capitalize on our existing infrastructure, including public water, sewer, roads and electric utilities at the Sportsman's site and other locations that may be identified during our inventory process. For our more rural sites, like the Ute Mine, Gladiator and Golden Fleece Mines, and 30-Mile Ranch, we will benefit from existing roads, including the "Silver Thread" scenic byway. Additional infrastructure, including upgrades to electrical service, may be required at the Ute Mine. We have identified several grant programs, including the Heritage Energy Program from the Colorado Department of Local Affairs, to help plan and implement renewable energy installations, where necessary.

Private, taxable land is considered an important commodity in our County, and we look to leverage productive use on any available land or building reuse.

IV.E.2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT (35 points)

IV.E.2.a. Community Need (20 points)

IV.E.2.a.i. The Community's Need for Funding (5 points)

Hinsdale County and its only town – Lake City - have both benefited from, and struggled with, the fact that 96% of the County land is publicly owned and generates no property tax. With a population density of 0.75 residents/acre, the majority of the county population lives in or near Lake City. While the community benefits from the opportunities for recreation and outdoor adventure, they have limited opportunities for economic development and long-term economic sustainability. The amount of remaining developable land is estimated at one-half of one percent. The amount of taxable land continues to shrink as nonprofit organizations purchase land. The economic future of Hinsdale County relies on better utilization of existing properties, increased commercial development, and a year-round economy that includes location-neutral opportunities, exports, and more residents. In 2019, avalanche and flooding caused businesses to report a 90% loss in sales for the months of May and June 2019, and a decrease of 75% for the month of July 2019. The impact was exacerbated by the Covid-19 shutdown which effectively demolished the 2020 tourist season. This significant decline is expected to stress already tight resources. Additionally, median household income is decreasing locally, down 12% to \$47,917, compared with Colorado's increase of 4.1% to \$71,953, correlating to an average hourly wage of \$13.95 which is 48% lower than the Colorado average of \$26.78. The poverty rate in Lake City is 12.4%, a rate that is over 3% higher than Colorado as a whole (9.3%) (US Census.) Finally, the community can't realistically support the assessment, planning, and economic development strategic initiatives proposed under this grant with their noted income disparity coupled with the fact that 47% of households spend more than 30% of their monthly income on their mortgage (compared to 34% of average Colorado residents (2015 Colorado Health Report Card, from the Colorado Health Foundation's most recent data) Hinsdale County struggles to maintain the most basic health, safety and welfare services, depending heavily on grants for addressing other issues such as these brownfields properties.

IV.E.2.a.ii. Threats to Sensitive Populations (15 points)

As a county (estimated population of 820 people in 2019) with only one incorporated city, Lake City, data specific to this section is difficult to obtain or non-existent. Information presented here is the most applicable, relevant, and recent, even though extrapolation was necessary in many instances.

(1) Health or Welfare of Sensitive Populations (5 points)

This grant will help to identify and assess prevalence of contamination that impacts vulnerable populations in the community. Our community has 17% of children living in poverty, compared with just 12% statewide. The EJSCREEN (2019 version of EPA's environmental justice screening tool) noted 35% low income population. Additionally, 9% of children are uninsured – 5% higher than the Statewide average –and have an underinsured rate that is 35% higher than the statewide rate (2015 Colorado Health Report Card). This indicates that access to regular and preventative medical care is limited (County Health Rankings 2020). An overabundance of health issues is linked with exposure to these contaminants posed by the identified brownfield sites including cancer, lung disease, brain and nervous system damage, immune deficiencies, asthma and other respiratory issues, liver and kidney failure, and fetal and child development (<https://www.atsdr.cdc.gov/toxfaqs/index.asp>). We're an aging county as well, with a median age of 50.8 compared to the Colorado average of 36.5, and 55% of our residents over 55 years old. We do have 18.8% children under age 18 as well, making these vulnerable populations over 74% of our total populous (American Community Survey 2018). Identification of specific contaminants on our priority sites will aid us in developing reuse strategies that help to mitigate exposure of our sensitive populations. By promoting productive reuses, we will have the opportunity to mitigate the concerns while also generating positive economic activity.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions (5 points)

The American Lung Association has the following statistics that show greater than normal incidence of the Pediatric Asthma 9% (U.S. average is 7.5%). Hinsdale County had a rate for heart attack hospitalization in 2017 (latest data set) of 42.13 per 10,000 people, the second highest in the State. Over the latest 10-year window of data from Colorado Department of Public Health and Environment (2007-2017) there were 55 incidents of cancer all for residents over 50 years of age. Due to our small population, this equates to over a 6% likelihood for general population numbers during that window, but a much elevated 11% likelihood for the over 50 years old population, which is likely underreported due to the generally poor data collection and analysis for our small county. Health effects from priority brownfield sites including lead and silver mining (like the Ute Ulay Mine) include cancer, blood and nerve disorders, kidney disease and damage to the lungs. The historic contaminants may have contributed to some of these elevated health effects to our sensitive populations through inhalation, dermal absorption, and ingestion. Assessments and reuse strategies will help to address contamination and promote cleanup options to minimize these health threats and ultimately lower the high incidences of cancer and other adverse health conditions.

(3) Disproportionately Impacted Populations (5 points)

As noted in items (1) and (2) of this section, health and welfare impacts from our priority brownfield sites are greater for sensitive populations (impoverished and elderly populations) who live in our community because they cannot afford to leave. The disproportionate cumulative impacts from these mining, kiln, and other operations are an ongoing environmental justice concern for our residents. The EJSCREEN tool for our community has EJ Index of showing we are in the 55th to 76th percentile (bottom half or worse) in both Colorado and Region 8 for many indicators (particulate matter, ozone, diesel particulate matter, air toxics cancer risk, respiratory hazard index, cancer risk, traffic proximity, Superfund proximity, and hazardous waste proximity). Our negative health impacts from these operations have been tied to limited governmental support resulting from our low population and adverse economic conditions since the mine was shut down. Due to limited data, we aren't really sure the full exposure threats our sensitive populations are facing, but with grant funded assessment and subsequent redevelopment of these sites, contamination will be identified so it can be addressed and controlled which will help lesson our disproportionate impacts.

IV.E.2.b. Community Engagement (15 points)

With leadership from Hinsdale County, the project partners include the Ute Team, which includes

regional, state and federal partners, and the “Downtown Improvement and Revitalization Team” (“DIRT”), Lake City’s Main Street program. These organizations will help in leading grassroots community engagement activities. Since 2009, work at the Ute Ulay has been overseen by a team of professionals and residents representing various community interests in the county. This group of dedicated individuals has been actively involved in working with our Ute brownfield site and will seamlessly slide into the role of Steering Committee for the Assessment Grant. Additionally, we have included representation from the Colorado Avalanche Information Center to assist in identifying brownfield sites that intersect with avalanche chutes.

PARTNER	CONTACT	ROLE
DIRT	Elaine Gray, President elaineg@lakecityschool.org	A 501(c)(3) will help direct economic revitalization strategies
LAKE CITY	Bruce Vierheller, Mayor [REDACTED]	Will help select priority sites, provide infrastructure information
UTE TEAM	Kristine Borchers, Team Facilitator District2@hinsdalecountycolorado.us	Steering Committee - Project Guidance, Community Engagement
LKA GOLD	Kye Abraham, President Chairman [REDACTED]	Area Landowner, Networking Assistance & assessment history
LAKE FORK CONSERVANCY	Camille Richard Executive Director c.richard@lfvc.org	Prioritizing sites & reuse options
CO AVALANCHE INFO CENTER	Dr. Ethan Greene Director emgreene@coloradomtn.edu	Avalanche Mapping, Site Inventory Selection

IV.E.2.b.iii. Incorporating Community Input (5 points)

Environmental assessments are not a new concept for many of the community’s leaders. We look to use our Ute Team to help guide our overall interaction with two unique resident groups – full time residents and summer visitors. Understanding these groups will help us to structure community engagement more effectively.

We will look to kick off the grant in the fall of 2021 with an inventory of brownfield locations. This discussion will help us prioritize the locations that need assessment while potentially identifying additional sites. During the winter of 21-22, we will work with local avalanche experts to overlay potential impact areas with the identified brownfield locations. From here, we’ll prioritize action and initiate Phase I studies during the Spring of ‘22. To aid in generating innovative redevelopment ideas, our team will work with EPA to identify other mining sites that have been redeveloped and reused. To aid in this understanding, we will conduct a mobile tour and meet with regional experts to hear about their experiences. One possible tour site is the ARGO Mine in Idaho Springs, CO, which is being redeveloped as a destination resort. We will create case studies of each tour location and document information with videos that can be shared broadly with the community via social media.

Due to the busy summer tourism season, most year-round residents are busy generating income to sustain them through the slow winter months. To address this issue, we plan to hold 2 Vision Workshops to discuss Area Wide Planning at the Ute and other sites. A workshop for summer residents will be scheduled in August of ‘22. The second (targeted at year-round residents) will take place in late September of ‘22, after the tourism season has ended. Merging the results of these workshops will take place during the late fall of ‘22.

Following the vision workshops, we will prioritize sites for Phase II assessments considering the reuse planning that emerged from the public. This information will help us tailor our Phase II investigations to match up with potential reuse. A third Area Wide Planning workshop will be held in Spring of ‘23 to explore the financial feasibility of reuse options and generate 3D visualizations of sites to aid in communicating the vision to potential grantors and investors.

We will use the local newspaper – the Silver World – extensively to publish 10 newsletter updates

and survey materials throughout the project. Additionally, we will set up a website and post updates via social media. Due to Covid-19, we anticipate using online meeting options for discussions, including Zoom and Survey Monkey. We are also targeting our most interactive workshops to be held during warm weather months so they can be held outdoors comfortably.

IV.E.3. TASK DESCRIPTIONS, COST EST., MEASURING PROGRESS (50 points)

IV.E.3.a. Description of Tasks/Activities and Outputs (25 points)

IV.E.3.a.i. Project Implementation	IV.E.3.a.ii.	IV.E.3.a.iii.	IV.E.3.a.iv.
Task 1: Grant Management - \$15,000	Schedule	Lead	Outputs
Steering Committee Establishment	2021 Q3	County	# of Meetings
QEP Procurement – Following federal process to procure a qualified environmental professional.	2021 Q2	County	RFP Issued, QEP Secured
Quarterly/Annual/ACRES Reporting – QEP will assist in completing required quarterly and annual reporting and ACRES updates.	Ongoing	QEP, County	Reports submitted
Travel/Training - Funding for local staff to participate in training opportunities.	2021 Q3 + Others	County	Sessions attended
Ongoing Project Management Coordination – Hold monthly calls with Steering Committee/Staff.	Ongoing	County	Calls, project on track
Task 2: Site Inventory & Outreach - \$35,000	Schedule	Lead	Outputs
BF Inventory developed with Steering Committee	2021 Q3	QEP	Inventory List
Cross reference inventory & avalanche mapping	2021 Q3	QEP	GIS Mapping
Tech Meeting 1: Technical Committee meets to prioritize investigation and redevelopment sites	2022 Q1	County	Priority List Developed
10 Newsletters Published in Silver World	Ongoing	County	Newsletters
Website, Social Media, Web Meeting Platform	Ongoing	QEP	Media Published
Task 3: Area Wide Planning - \$90,000	Schedule	Lead	Outputs
Tech Committee 2: Regional Mine Tour	2022 Q2	County	Case Studies, Video/Photos
Public Meeting 1, 2: Multi-Day Design Workshop - exploration of redevelopment options at Ute Ulay, Golden Fleece and Gladiator Mines, Rose Kiln, and 30 Mile Ranch (Summer & Fall Sessions)	2022 Q3	QEP, County	Workshops completed.
Redevelopment visualization illustrating potential buildings, layering avalanche and environmental data.	2022 Q4	QEP	3-6 renderings, 3 Vision maps.
Public Meeting 3: Feasibility, resource road mapping to identify incentives and financial pro-forma reports.	2023 Q1	QEP	3 finance & feasibility reports
Planning summary created & distributed for review	2023 Q2	QEP	Report published.
Public Meeting 4: Review of area wide planning. Community feedback session + revisions.	2023 Q3	QEP, County	Comment period, report revised.
Public Meeting 5: Grant closeout public meeting	2024 Q2	QEP, County	Meeting held.
Task 4: Environmental (Phase I, II, Remediation Planning) - \$160,000	Schedule	Lead	Outputs

QAPP will be coordinated for approval by Region 8	2021 Q3	QEP	QAPP Approved.
10 Phase I Studies (Incl. Site Eligibility Determinations, Access Agreements) (per ASTM E1527-13)	Ongoing	QEP	10 Studies completed.
4 Phase II Studies (Includes Access Agreements)(per ASTM E1527-13)	Ongoing	QEP	4 studies completed.
Completion of 3-4 ABCAs and facilitate discussions with CDPHE regarding entry of site into the VRP.	Ongoing	QEP	Summary report published.
Completion of closeout report	2024 Q3	QEP, County	Report filed.

IV.E.3.b. Cost Estimates (20 points)

Personnel Costs: Note – personnel costs for management of the grant will be provided as in-kind services by Hinsdale County in cooperation with Lake City DIRT. The estimated hours are approximately 15 hours per month, totaling 540 hours over the life of the grant with a blended hourly rate of \$25.00 for a total estimated value of \$13,500.

Note: Costs have been rounded to the nearest whole number.

Note: 30% of our budget is targeted to Area Wide Planning.

- Budgetary costs for these activities were obtained through discussions with planning firms providing similar services for other grant recipients.

Task 1, Grant Management - \$15,000

- \$1,500 x 2 trips to BF National Conference (\$500 flight, \$200/night hotel x3, Registration @ \$250, Meals @ \$50/Dayx3 = **\$3,000.**) Regional mine tour (assumes 4 participants, \$200 mileage, \$100/night hotel x2, Meals @ \$100 = **\$2,000**)
- Contractual for quarterly and annual reporting (\$100/hour for 100 hours = **\$10,000.**)

Task 2, Inventory/Outreach - \$35,000

- Site inventory effort, one GIS avalanche/brownfield overlay map (65 hours x \$100/hr = **\$6,500**).
- Tech. Committee meet: Prep. Materials, On site meeting, summary (40 hours x 100/hr = **\$4,000**).
- Newsletter preparation x 10 – Writing, Graphics, Editing (15 hours/ea. x \$100/hr = **\$15,000**).
- Social Media, web updates - Estimated 4 hour/month (144 hours @ \$65/hour = **\$9,500**).

Task 3, Area Wide Planning - \$90,000

- Mine tour – Research, Planning, coordination, (25 hours @\$100/hr = **\$2,500.**)
- Case Studies, Video documentation, (50 hours @\$100/hr = **\$5,000.**)
- Public Workshop: (x4) 65hr each (30hr. prep, 25 hr. on site, 10 hr. reporting at \$150/hr = **\$40,000.**)
- Visualizations/Maps: (\$8,300 each x 3 = **\$25,000.**)
- Financial Feasibility Studies: (\$5,000 x 3 = **\$15,000.**)
- Closeout Meeting: (25 hours (prep and onsite) @ \$100/hr. = **\$2,500.**)

Task 4, Environmental - \$160,000

- Quality Assurance Project Plan (QAPP) at **\$6,000;**
- 8 Phase I ESAs at \$3,500 each = **\$28,000;**
- 4 Field Sampling Plans (FSP) at \$4,000 ea. = **\$16,000;**
- four Phase II ESAs averaging approximately \$25,000 each for a total of **\$100,000.**

Budget Categories		Project Tasks (\$)				Total
		Task 1: Grant Management	Task 2: Inventory/ Outreach	Task 3: Area Wide Planning	Task 4: Environmental	
	Personnel					
	Fringe Benefits					

	Travel	\$5,000				\$5,000
	Equipment					
	Supplies					
	Contractual	\$10,000	\$35,000	\$90,000	\$160,000	\$295,000
	Other					
Total Direct Costs		\$15,000	\$35,000	\$90,000	\$160,000	\$300,000
Indirect Costs						
Total Budget		\$15,000	\$35,000	\$90,000	\$160,000	\$300,000

IV.E.3.c. Measuring Environmental Results (5 points)

The County will document, track, and evaluate the following outcomes on an on-going basis: (1) running tally of sites assessed (Phase I or II ESAs); (2) number of brownfield sites that change ownership; (3) acres of land redeveloped and square footage of buildings positioned for adaptive reuse; (4) private investment dollars leveraged; (5) other funding leverage, including other local, state and federal grant funds; (6) number of FTE/LTE jobs created or retained; and (7) increased property/sales tax revenue generated. Progress will be reported to EPA via quarterly progress reports and ACRES database updates to maintain the schedule created in the work plan and cooperative agreement.

IV.E.4 PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE (25 points)

IV.E.4.a. Programmatic Capability (15 points)

IV.E.4.a.i. Organizational Structure (5 points), IV.E.4.a.ii Description of Key Staff (5 points)

The project will be managed by Hinsdale County Staff. While small, we are a mighty force and look forward to working with a QEP that can provide environmental and economic expertise and extend our staff capabilities. The project will be guided by the Ute Team, an existing task force that has been working on brownfields since 2009. This team is well-suited to directing the Brownfield Grant as it is staffed by representatives from the County, Lake City Mayor, Colorado Department of Public Health and Environment, the Historical Society, County Road & Bridge, and others. **Sandy Hines, County Administrator** will serve as the primary project director. Sandy successfully helped lead Hinsdale County through two disaster declarations in 2019 and has been administrating grants for the past 3 years. She is supported by **Lynn McNitt, County Finance Director** who has been a Certified Public Accountant since 1984. Lynn has helped the County navigate several grant awards to successful completion. Lynn will be responsible for submitting funding requests to the ASAP Account, as well as submitting Quarterly and Annual reports. This team is backed by **Kristine Borchers, County Commissioner and Executive Director of DIRT**. Kristine's lengthy history working with the Ute Mine will provide invaluable context and institutional knowledge. Should any of these individuals no longer be available to assist the project, the additional members of the Ute Team will assist in bringing the grant to successful completion.

IV.E.4.a.iii. Acquiring Additional Resources (5 points)

The County will use a qualifications-based selection process that complies with federal procurement regulations in 2 CFR 200.317-326 and includes guidance to attract and utilize minority and women-owned businesses to hire a consultant(s) (a.k.a. qualified environmental professional (QEP)). The selected consultant(s) will have managed USEPA Assessment Grant projects and be familiar with all programmatic requirements and our unique community considerations. Additionally, we will be requesting that the QEP have specialized planning and/or economic development staff or on their team to assist in our vision of this grant implementation.

IV.E.4.b. Past Performance and Accomplishments (10 points)

IV.E.4.b.ii. (1) and (2) Has Not Received a Brownfield Grant but has Received Other Federal Grants

Hinsdale County has worked closely with the Colorado Department of Public Health and Environment on several grants. Most recently, we managed a Townsite Cleanup Grant at the Ute Mine totaling \$103,000 and an Asbestos and Lead Paint Cleanup totaling \$94,700 at the Ute Ulay

Townsite. This grant helped to cap contaminants at one portion of the site, resulting in lower potential exposure to our sensitive populations. Timely reports were filed, work was completed on schedule and in compliance with State and Federal regulations.

Additionally, the County received \$597,288 via a USDA/NRCS Emergency Grant in 2019 to aid in avalanche and flood disaster recovery. This grant helped to deconstruct a portion of the historic Hidden Treasure Dam so that avalanche debris could flow unimpeded in the lower section to reduce flooding concerns downstream. The work was completed on schedule and in compliance with Federal requirements.

Some of the more relevant resources that have been committed to the County include:

Agency	Project Work	Value	Status
BLM	Site, Building Stabilization	\$24,500	Completed, In-Compliance
USDA Rural Dev.	Business Planning Grant	\$25,000	Completed, In-Compliance
BLM	National Register Grant	\$23,000	Completed, In-Compliance
CDPHE	Capping/Fence/Debris Removal	\$71,500	Completed, In-Compliance
CDPHE	Townsite Cleanup Grant	\$103,000	Completed, In-Compliance
CDPHE	ACM/LBP Abatement Grants	\$94,700	Completed, In-Compliance
EPA/BLM	Action Memo, Emergency Stabilization	\$1,382,000	Completed, In-Compliance
USDA/NRCS	Emergency Grant	\$597,288	Completed, In-Compliance

IV.F. Leveraging

N/A

IV.A. Confidential Business Information

N/A

IV.B. Additional Provisions for Applicants Incorporated into the Solicitation

N/A

Threshold Criteria for Assessment Grants

1. Applicant Eligibility

The applicant for this combined EPA Community Wide Hazardous Substance and Petroleum Assessment Grant is Hinsdale County, Colorado. Hinsdale County fulfills the definition of an “eligible entity” by being a recognized political subdivision as defined by the State’s legislative definition of a political subdivision per 40 CFR stats. 35.6016 (a) (31). Hinsdale County is a General-Purpose Unit of Local Government as defined in the eligibility requirements for this grant.

2. Community Involvement

We have identified a robust leadership team (in the Ute Team) and strategic workshop schedule to best connect with the various residents in our community. Being a small community, we will use the Silver World newspaper to reach the majority of local residents and social media to cast a wider net.

Our efforts will include an educational component, including a regional redevelopment tour to gather ideas of how mine sites can be repurposed into economic development drivers.

During our workshops, we intend to gather information on prioritization of assessment sites, as well as using area-wide planning tools to help advance redevelopment strategies. Although some strategies have been considered in the past, we need an approach that appreciates local conditions. To address this issue, we will be very selective in hiring consulting staff that understand the nuances of our rural mountain community. Our workshops will seek ideas from our residents and will then report back with them to confirm what was heard, to help guide meaningful engagement in the process. One of our workshops will be focused on feasibility. This is critical for Hinsdale County, so that we can explore strategies that are specifically tailored to our community.

We have begun exploring public engagement tools to ensure we have productive dialogue during the age of Covid-19. Our public workshops will be targeted toward warm-weather months to attract a broad cross-section of the community. Our “Backyard” music venue is the perfect location for a “revival-style” outdoor meeting, with the possibility of a bit of live music afterward. We are also exploring online meeting platforms to extend our reach.

We are excited to connect with all of our 820 County residents, and expect that over the course of the project, we will have!

3. Expenditure of Assessment Grant Funds

We affirm Hinsdale County does not have an active EPA Brownfields Assessment Grant.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/27/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Hinsdale County, Colorado

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

0148460910000

d. Address:

* Street1:

311 Henson Street

Street2:

* City:

Lake City

County/Parish:

Hinsdale

* State:

CO: Colorado

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

81235-0277

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Sandy

Middle Name:

* Last Name:

Hines

Suffix:

Title: County Administrator

Organizational Affiliation:

* Telephone Number:

970.944.2225

Fax Number:

970.944.2630

* Email: administrator@hinsdalecountycolorado.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Hinsdale County, Colorado, Brownfield Revitalization Initiative

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

3rd

* b. Program/Project

3rd

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2020

* b. End Date:

09/30/2024

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Ms.

* First Name:

Susan

Middle Name:

* Last Name:

Thompson

Suffix:

* Title:

Chair, Hinsdale County Board of Commissioners

* Telephone Number:

970.944.2225

Fax Number:

970.944.2630

* Email:

district3@hinsdalecountycolorado.us

* Signature of Authorized Representative:

Lynn McNitt

* Date Signed:

10/27/2020